



# REDMOND 2050 COMMUNITY ADVISORY COMMITTEE



## DRAFT MEETING SUMMARY

### REDMOND 2050 COMMUNITY ADVISORY COMMITTEE MEETING

Thursday, April 15, 2021

6:00 - 7:30 p.m.

#### 1. Roll Call

Chair Joffre called the meeting to order at 6:02 p.m.

CAC members present: Armstrong, Blumenfeld, Brakke, CK, A. Coleman, M. Coleman, Jacob, Joffre, Thompson, Wang, Wu

CAC members absent: Bhagwat, Chandorkar, Cruz, Koehn, Stoner, Varadharajan

Staff present: Caroline Chapman, Senior Planner; Jeff Churchill, Planning Manager; Ian Lefcourte, Planner; Beverly Mesa-Zendt, Deputy Director

#### 2. Approval of Meeting Summary for March 11, 2021

The meeting summary was approved without objection

#### 3. Countywide Planning Policies

Ms. Mesa-Zendt provided a brief overview of King County Countywide Planning Policies. There were no questions.

#### 4. Housing Element: Required Updates

Mr. Lefcourte described required updates to the Housing Element based on state, regional, and county mandates.

##### CAC Questions and Discussion

- *Income-restricted units are hard to find. How can we make it easier? Consider a volunteer or paid ambassador to direct people housing resources.*
  - *Staff response: no.*
- *Different housing types put different kinds of pressure on a city, e.g., dense apartments and multi-million dollar homes.*
  - *Staff acknowledged a bifurcation of housing typologies in Redmond and the desire to diversify rental and ownership typologies and affordability across the city.*
- *The pace of change in Redmond has been very fast. What can we learn from what's happened elsewhere?*
  - *Staff noted studying Portland, Los Angeles, Vancouver, and elsewhere. Sprawl can be surface-level affordable, but increases transportation costs. In Washington state, condominium liability laws have discouraged condominium construction.*
- *Considering COVID we need to consider how "return to the office" might look different than it did before the pandemic.*
- *Housing that is affordable for households with low incomes often does not pencil for private developers.*
- *Hybrid work arrangements (home + office) will be popular with tech industry workers. How do we adapt housing policies do that?*
- *Light rail transit is also coming - will it increase housing demand?*
- *Is there an opt-out for inclusionary zoning requirements?*
  - *Staff response: code allows "alternative compliance," though it is rarely used, and not the City's preferred strategy.*
- *Could smaller developments pay into an affordable housing fund? That could create an incentive to build smaller development.*
- *Can a City employee afford to live in Redmond?*

## **5. Economic Vitality: Required Updates**

Ms. Chapman described required updates to the Economic Vitality Element based on state, regional, and county mandates.

### CAC Questions and Discussion

- The working poor cannot afford to live in Redmond
- Have we asked the community what kinds of small businesses the community values?
- Has there been any study of what businesses have been displaced?
  - Staff response: staff will look into that.
  - Committee member response: new building is displacing a Subway and a mattress store. In other locations a trophy shop and insurance businesses have been displaced.
- Live-work units are an opportunity for lower cost business spaces.
- Consider "business mixed-use," such as churches in schools, businesses in unconventional/shared spaces. Large vacant lots near Overlake Church seem promising as underutilized properties. Could city rent those for a while to get businesses started?

## **6. Good of the Order**

Chair Joffre announced that Pedro Castro has resigned from the CAC and transitioning to the Redmond 2050 Technical Advisory Committee.

Adjourned - 7:22 p.m.